THIS INSTRUMENT PREPARED BY:

Homer R. Ayers, Attorney-at-Law
P.O. Box 904
303 Frances Street
Goodlettsville, Tennessee 37070-0904

Davidson County DEEDQC
Recvd: 02/14/05 10:09 3 pgs
Fees:17.00 Taxes:0.00
20050214-0016325

Executor's Quitclaim Deed

ADDRESS NEW OWNERS:	PERSON/ENTITY RESPONSIBLE FOR PAYMENT OF TAXES:	MAP-PAR.
Crystal S. Tanner et al. 1314 Willis Branch Rd. Goodlettsville, TN 37072	Terrence J. Clyne c/o Continental Machine Removers, Inc. 1234 Fesslers Lane Nashville, TN 37210	Map: 106-09 Parcel: 063.00

This deed is made and entered into on the date and date acknowledged below, by and between Wanda G. Agee, individually and as Executrix of the Estate of Parker M. Tanner, Sr., deceased, hereinafter called the "GRANTOR" and Crystal S. Tanner, a widow, hereinafter called the "GRANTEE";

WITNESSETH:

WHEREAS, by deed of record in Book 7090, Page 888, Register's Office for Davidson County, Tennessee, Charles T. Hardy and wife, Sandra G. Hardy conveyed to Terrence J. Clyne and Parker M. Tanner, certain real property in Davidson County, Tennessee identified as 1234 Faydur Court, Nashville, Tennessee, 37209, now 1234 Fesslers Lane, Nashville, Tennessee, 37209, and more specifically and particularly described below: and

WHEREAS, Parker M. Tanner a/k/a Parker M. Tanner, Sr., died testate on April 30, 2003; and

WHEREAS, the Last Will and Testament of Parker M. Tanner, Sr., was admitted to probate in the Chancery Court for Sumner County, Tennessee, at Gallatin the case of: The Estate of Parker M. Tanner, Sr., Deceased, Docket No. 2003-P154 and Letters Testamentary were issued to Wanda G. Agee, Executrix on May 20, 2003; and

WHEREAS, Item V of the Last Will and Testament of Parker M. Tanner, Sr., gives and devises his one-half undivided interest in the said real property, including the improvements thereon and the appurtenances thereto to Crystal S. Tanner; and

WHEREAS, Crystal S. Tanner is the widow of Parker M. Tanner, Sr.; and

WHEREAS, the Tennessee inheritance tax clearance has been received, a copy of which is attached hereto as Exhibit "A"; and

WHEREAS, the Estate of Parker M. Tanner, Sr., is solvent; and

WHEREAS, the decedent, Parker M. Tanner, Sr., did not receive any TennCare benefits during his lifetime; and

WHEREAS, by this Executor's Quit Claim Deed, the real property, described below, shall be owned by Terrence J. Clyne, a one-half undivided interest and Crystal S. Tanner, a one-half undivided interest.

NOW, THEREFORE, for and in consideration of the premises shown, and in accordance with the provisions of the Last Will and Testament of Parker M. Tanner, Sr., Wanda G. Agee, Executrix of the said estate quit claims to Crystal S. Tanner, a widow, all right, title and interest of the Estate of Parker M. Tanner, Sr., in the following described real estate in Davidson County, Tennessee, to wit:

> Lot No. 3 on the plan of re-subdivision of McIntyre subdivision, as of record in Book 3600, page 99, Register's Office for said county. Said Lot No. 3 fronts 301.8 feet on the easterly side of Faydur Court (now Fesslers Lane) and extends back 140.5 feet on the northerly line of 92 feet on the southerly line to the westerly right-of-way line of the L & N Railroad, measuring 292.2 feet thereon.
>
> Being the same property conveyed to Terrence J. Clyne and Parker M. Tanner a/k/a Parker M. Tanner, Sr., by deed from Charles T. Hardy and wife, Sandra G. Hardy filed for record in Book 7090, page 888, Register's Office for Davidson County, Tennessee.
>
> By this conveyance, the property shall be owned by Terrence J. Clyne, a one-half undivided interest and by Crystal S. Tanner, a one-half undivided interest, as tenants in common.
>
> The mailing address for the said property is 1234 Fesslers Lane, Nashville, Tennessee, 37209.

This transfer is by quit claim and the undersigned makes no warranties about the title, and is accepted by the Grantee, subject to all matters that may appear of record in the Register's Office for Davidson County, Tennessee.

WITNESS our hands on the day and date acknowledged below.

GRANTEE

Crystal S. Tanner
CRYSTAL S. TANNER

GRANTORS

Wanda G Agee
ESTATE OF PARKER M. TANNER, SR.,
BY: Wanda G. Agee, Executrix

Wanda G Agee
WANDA G. AGEE, Individually

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, WANDA G. AGEE, Executrix, of the Estate of Parker M. Tanner, Sr., with whom I am personally acquainted and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14 day of February, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Crystal S. Tanner, individually, with whom I am personally acquainted and who acknowledged that she executed the withing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14 day of February, 2005.

NOTARY PUBLIC

HOMER R. AYERS
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Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Wanda G. Agee, individually, with whom I am personally acquainted and who acknowledged that she executed the withing instrument for the purposes therein contained.

WITNESS my hand and official seal this the 14 day of February, 2005.

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STATE OF TENNESSEE

STATE OF TENNESSEE }
COUNTY OF DAVIDSON }

The actual consideration or value, whichever is greater, for this transfer is NONE, the tax being exempt under the provisions of T.C.A. Section 67-4-409(a)(3)(d).

Crystal S. Tanner
AFFIANT

Sworn to and subscribed before me on this the 14 day of February, 2005.

NOTARY PUBLIC

HOMER R. AYERS
Notary Public At Large
Exp. 8/20/2005
STATE OF TENNESSEE